



Brown & Brand



**Green Road**  
Benfleet, SS7 5JT

- Stunning extended and extensively improved 3 bed bungalow
- Close proximity to station and local shops & schools
- Luxury 4pc bathroom with separate shower cubicle
- Extensive parking to front and garage to rear

**£450,000**







## Property Description

This beautifully extended and upgraded three-bedroom bungalow offers the perfect balance of comfort, style, and convenience. Ideally located just a short stroll from Benfleet's mainline station, local shops, and well-regarded schools, it's a home that's as practical as it is inviting.

Step inside and you'll find light-filled, thoughtfully designed spaces throughout. The welcoming lounge, with its striking bi-fold doors, creates an effortless flow into the garden - perfect for summer evenings or entertaining friends. The heart of the home is the spacious kitchen/breakfast room, where French doors open to the outdoors, blending everyday living with easy access to the patio.

The three bedrooms are well-proportioned, with the master boasting its own private dressing room, while the luxurious four-piece bathroom provides a touch of indulgence. Outside, the low-maintenance garden offers year-round enjoyment with quality Astroturf and patio areas, while the generous parking - including a detached garage with separate driveway - makes family life all the more convenient. With recent upgrades including double glazing, central heating, rewiring, and a brand-new roof, this home is as reliable as it is beautiful.





## ACCOMMODATION

Approached via double glazed entrance door with frosted glass inserts giving access through to

## ENTRANCE HALL

Wood strip flooring with inset entrance mat. Oak panel doors to all rooms. Radiator. Flat plastered ceiling with access to loft.

## BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m) Carpet. Double glazed bay window to front. Flat plastered ceiling with spotlights. Open archway to



## DRESSING ROOM

7' 2" x 6' 3" (2.18m x 1.91m) Carpet. Radiator. Built-in hanging and shelving. Flat plastered ceiling with spotlights.

## BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with spotlights.

## BEDROOM THREE

9' 1" x 9' 4" (2.77m x 2.84m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with spotlights.



## BATHROOM

Fitted in four-piece suite comprising twin sink inset to vanity unit, panelled bath, WC with concealed cistern and walk-in shower cubicle with glass screen and multihead shower. Tiling to most walls. Wood strip flooring. Stainless steel towel rail/radiator. Flat plastered ceiling spotlights. Extractor fan. Obscure window to side.

## LOUNGE

16' 8" x 13' 5" (5.08m x 4.09m) Wood strip flooring. Two radiators. Flat plastered ceiling with spotlights. Double glazed bifold doors giving access to rear garden.

## KITCHEN BREAKFAST ROOM

17' 8" x 13' 2" (5.38m x 4.01m) Fitted in a range of white high gloss units offering extensive cupboards and drawer packs to ground eyelevel with wooden worktops over. Inset double bowl butler style sink with mixer tap. Space for freestanding American style fridge freezer. Space for range style cooker with double sized extractor hood over. Space and plumbing for a washing machine, space for integrated dishwasher if required. Concealed boiler for central heating and hot water. Flat plastered ceiling with spotlights. Tiled splashback. Double glazed window to rear. Double glazed to rear. Strip flooring.





## EXTERNALLY

### REAR GARDEN

A low maintenance rear garden featuring Astroturf and lawn areas with paved patio area external tap and lighting. Privacy brick wall and fencing. Side gated aside access. Brick built barbeque.

### PARKING

Via concrete hardstanding to front for numerous vehicles.

### GARAGE

Detached and set to rear with additional storage, power and light supplied with up and over door. Off-street parking immediately in front.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix i2025

### Energy performance certificate (EPC)

7, Green Road BENFLEET SS7 5JT	Energy rating <b>D</b>	Valid until 12 July 2027
		Certificate number 8683-7823-5300-5227-8896

Property type Semi-detached bungalow  
Total floor area 84 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

